

# FOR SALE

96 sq. m (1032 sq. ft) approx.

11 WOODTHORPE ROAD, ASHFORD, TW15 2RL

# SNELLER

COMMERCIAL

CHARTERED SURVEYORS



**Sneller Commercial  
Bridge House  
74 Broad Street  
Teddington  
TW11 8QT**

[www.snellers.com](http://www.snellers.com)

**020 8977 2204**

- **FREEHOLD FOR SALE**
- **SUBJECT TO LONG LEASE OF UPPER PARTS**
- **VACANT POSSESSION OF GROUND FLOOR**
- **OWNER OCCUPIER OR INVESTMENT OPPORTUNITY**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant or purchaser must satisfy themselves as to their correctness. All prices / rents are quoted exclusive of VAT where applicable.

# 11 WOODTHORPE ROAD, TW15 2RL

## LOCATION

The property is located on Woodthorpe Road close to the junction with Station Approach and Ashford railway station.

There are a number of independent retailers and services in Woodthorpe Road including Nat West Bank, coffee shops, food take-aways, dry cleaners and convenience stores.

## DESCRIPTION

The property comprises a vacant ground floor retail premises. There is rear access to a shared courtyard, which also provides access to the flat above. The property benefits from a fully glazed aluminium shop front with electric roller shutter.

## ACCOMMODATION

The ground floor has the following approximate net internal floor area:-

96 sq. m (1032 sq. ft)

## TENURE

Freehold with vacant possession of the ground floor and subject to a Long Lease of the upper parts of 125 Years from 18th July 1997.

## PRICE

£295,000

## BUSINESS RATES

2023 Rateable Value: £15,500

For confirmation of rates payable, please contact the business rates department of Spelthorne Council.

## ENERGY PERFORMANCE RATING

Energy Rating: D81

A copy of the certificate is available on request.

## VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion  
Sneller Commercial  
020 8977 2204  
sharon@snellers.com

**Anti Money Laundering (AML)** regulation it is now standard procedure to undertake a personal and company and general AML checks.

Please note this is taken up for both landlord/vendor and tenant/ purchaser and any other entity that has a relationship with the property.

**\* SALES \* LETTINGS \* PROPERTY MANAGEMENT \* RENT REVIEWS \* LEASE RENEWALS \* ACQUISITIONS \* BUILDING SURVEYS \* PROPERTY INVESTMENTS**

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